

Listed below is a summary of changes made to the TUC. overlay district based on input from various stakeholders and testimony from the public in front of the Planning Board.

- Signs may significantly impact the surrounding environment. Staff is recommending that the DRP review all signs with the option to delegate certain levels of sign review to the Department of Planning.
- The streetscape design in Section F, Towson Streetscape Standards, of the Comprehensive Manual of Development Policies (CMDP) are now referenced in their totality as TUC design guidelines for the DRP.
- To address adjacent residential neighborhoods to the TUC boundary, the TUC design guidelines for the DRP include the following language.
  - Design of new development that is directly contiguous to single family residential communities should respect the scale, form, and development pattern of the existing communities. Specifically:
    - Architectural massing and site design should be carefully considered to ensure an effective transition between the TUC and adjacent community
    - The scale of buildings that directly border a single family residential community should be reduced by stepping back the upper stories of the building to reduce the impact on adjacent properties.
    - Building lighting and/or street lighting fixtures that directly abut single family residential communities should be sited in such a way to prevent light spillage into the residential community.
- Many of the environmental concerns raised are addressed through regulations implemented by the Department of Environmental Protection and Sustainability. However, to further encourage sustainable and resilient development practices within the TUC boundary, the TUC design guidelines for the DRP include the following language.
  - Every effort should be made to use sustainable practices in the design and development of outdoor spaces that will reduce energy and water use, minimize run off, prevent indoor and outdoor air pollution, and include green space that will provide relief for the built environment.
  - The use of green roofs should be considered for both aesthetic and environmental benefits.
- To minimize impacts from dominant signs within the TUC boundary, the TUC design guidelines for the DRP include the following language.
  - Lighting associated with signage on the upper stories of a building or on a rooftop should not become overwhelming or dominant in the skyline.
  - Building signage programs should follow a hierarchy.
  - Signs on rooftops and the upper stories of a building should have a proportional relationship between the size of the building and the size of the sign. These types of signs should have a corresponding design to the building architecture and not become overwhelming or dominant in the skyline

- To monitor the parking demand and supply within the TUC boundary, the parking requirements were modified with the following language.
  - Within the T.U.C. district, there are no minimum parking requirements except
    - Parking for residential and lodging uses be located no further than 1,500 feet from the use and must be located within the T.U.C district.
  - At the time of development or redevelopment, the applicant shall identify the parking needs associated with the proposed uses and how the parking demand will be accommodated. The applicant shall address the following in demonstrating how the parking demand will be accommodated.
    - Identification of each use within the development and the parking demand assumption for each use.
    - The method of supplying the parking for the development should be listed, for example on-site, leased, shared and how any other alternative transportation methods are incorporated into addressing transportation demand.
    - For residential-only buildings, identification of a secondary method for providing additional parking should the original parking supply prove to be inadequate.